



BY-LAW NUMBER 2012-

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone Firstly: Part of Lot 5, Concession 1, Township of Vespra, as in RO1371465 being PIN 58361-0417(LT), now City of Barrie, County of Simcoe, Secondly: Part of Lot 5, Concession 1, Township of Vespra, designated as Part 1 on Plan 51R-35944, being PIN 5836-0795(LT), now City of Barrie, County of Simcoe, Thirdly: Part of Lot 5, Concession 1, Township of Vespra, as in RO1406268, being PIN 58361-0259(LT), now City of Barrie, County of Simcoe, Fourthly: Part of Lot 5, Concession 1, Township of Vespra, as in RO565433, being PIN 58361-0405(LT), now City of Barrie, County of Simcoe, Fifthly: Part of Lot 5, Concession 1, Township of Vespra, as in RO770498, being PIN 58361-0253(LT), now City of Barrie, County of Simcoe, known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street, Barrie from Single Detached Residential Dwelling First Density (R1) and General Commercial (C4) to General Commercial (C4) (SP-472);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 12-G-053.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning of Firstly: Part of Lot 5, Concession 1, Township of Vespra, as in RO1371465 being PIN 58361-0417(LT), now City of Barrie, County of Simcoe, Secondly: Part of Lot 5, Concession 1, Township of Vespra, designated as Part 1 on Plan 51R-35944, being PIN 5836-0795(LT), now City of Barrie, County of Simcoe, Thirdly: Part of Lot 5, Concession 1, Township of Vespra, as in RO1406268, being PIN 58361-0259(LT), now City of Barrie, County of Simcoe, Fourthly: Part of Lot 5, Concession 1, Township of Vespra, as in RO565433, being PIN 58361-0405(LT), now City of Barrie, County of Simcoe, Fifthly: Part of Lot 5, Concession 1, Township of Vespra, as in RO770498, being PIN 58361-0253(LT), now City of Barrie, County of Simcoe, known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street, Barrie from Single Detached Residential Dwelling First Density (R1) and General Commercial (C4) to General Commercial (C4) (SP-472) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141, a minimum of 195 parking spaces shall be permitted for the Medical Offices/Offices in the General Commercial (C4) (SP-472) zone. All other permitted uses shall conform to the provisions under Section 4.6.1 of By-law 2009-141.
3. **THAT** notwithstanding the provisions set out in Section 6.2.1 and Section 6.2.5 of By-law 2009-141, Retirement Home and Senior Citizens Home shall be permitted uses in the General Commercial (C4) (SP-472) zone.
4. **THAT** notwithstanding the standards for Commercial Zones set out in Section 6.3.3.2 of By-law 2009-141, the property zoned General Commercial (C4) (SP-472) shall include the removal of internal lot lines so that the entire parcel can be treated as a single lot for zoning purposes.
5. **THAT** notwithstanding the requirement in Section 4.8.2.1 of By-law 2009-141, to construct a continuous tightboard fence with a minimum height of 2m along the lot line abutting a Residential Zone, the General Residential (C4) (SP-472) zone shall be permitted a different fencing arrangement to be determined by Site Plan approval.
6. **THAT** notwithstanding the standards for Commercial Zones set out in Section 6.3.3.2 of By-law 2009-141, the following standards shall be permitted/required in the General Commercial (C4) (SP-472) zone:

Medical Offices/Offices

Front Yard (min)	14m
Rear Yard (min)	12m
Building Height (max)	20m

Senior Citizens Home

Rear Yard (min)	4m
Building Height (max)	30m

Retirement Home

Front Yard (min)	14m
Rear Yard (min)	10m
Building Height (max)	20m

7. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown in Schedule "A" to this By-law shall apply to the said lands except as varied by this By-law.
8. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

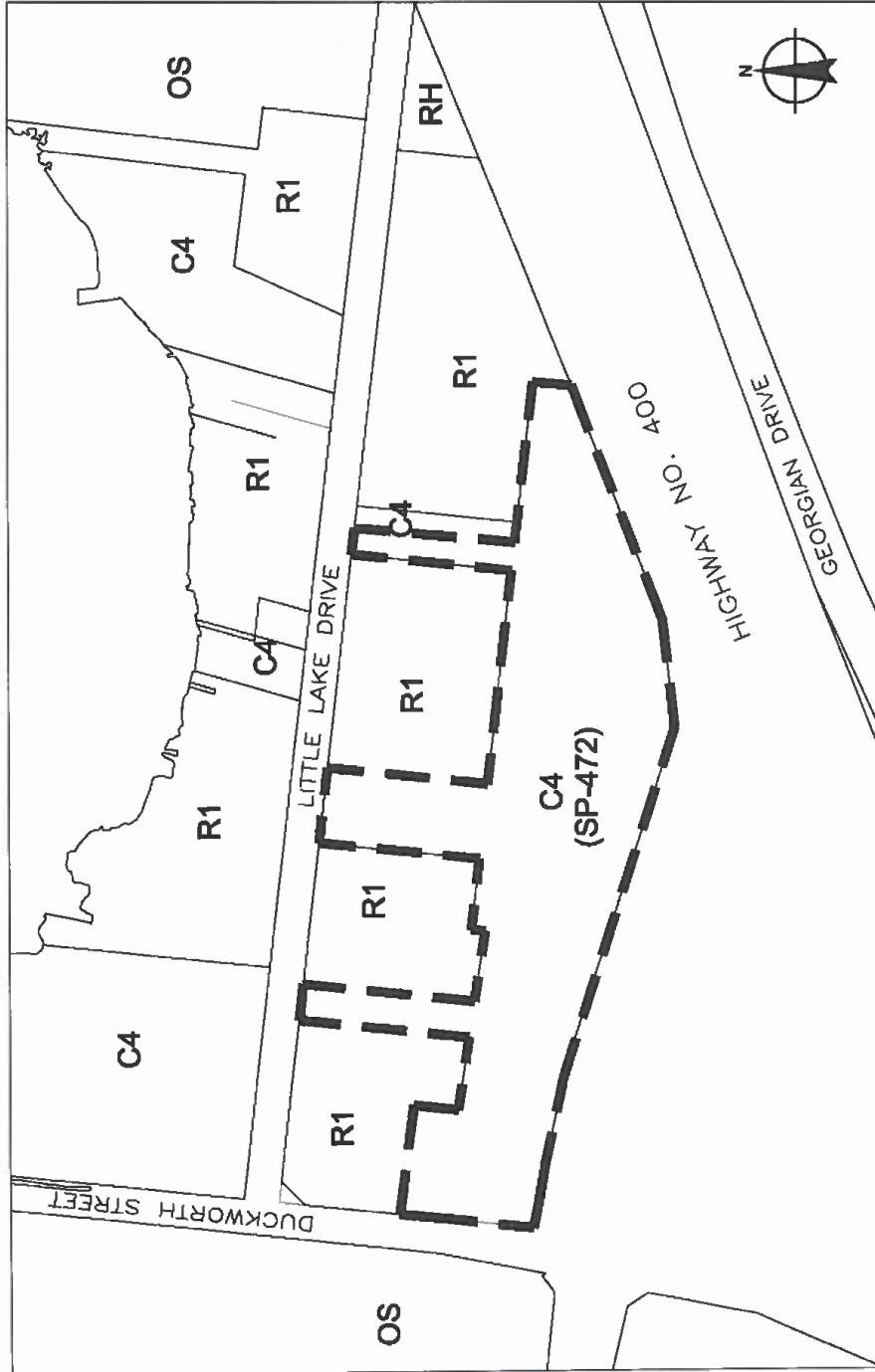
READ a first and second time this 30th day of April, 2012.

READ a third time and finally passed this 30th day of April, 2012.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



D14-1522 - OPA 11
 Bylaw 2009-141
 March 16, 2012

Schedule "A" to attached By-law 2012-

MAYOR - J.R. LEHMAN

CITY CLERK DAWN A. MCALPINE